



CITY OF BEAVERTON
Community Development Department
Development Services Division
4755 SW Griffith Drive
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: January 27, 2005

Case File No./Project Name: LD2004-0045, ADJ2004-0022, ADJ2004-0023 / Hidden Oak 6-Lot Subdivision

Summary of Application: THE PROJECT PROPOSED INCLUDES A 6-LOT PRELIMINARY LAND DIVISION APPLICATION THAT WILL ALLOW FOR SINGLE-FAMILY DETACHED HOMES AND TWO ADJUSTMENT APPLICATIONS TO DEVIATE FROM THE MINIMUM LOT WIDTH AND DEPTH SITE DEVELOPMENT REQUIRMENTS.

Due Date for Written Comments: Monday, February 14, 2005

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Ethan T. Edwards **Phone Number:** (503) 526-2348

Facilities Review Committee Meeting Date: February 16, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Tax Map 1S1-21DD Tax Lots 2700 and 2800

Site Address: 7455 and 7475 Sorrento Road

Cross Street: Between SW Hart Road and SW Hansen Road

Zoning: R7 – Urban Standard Density

Neighborhood Association Committee: Highland

Applicable Development Code Approval Criteria: Chapter 40.03, 40.45.15.3.C, and 40.10.15.2.C of the City's Development Code.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.